

City of Alexandria, VA
Waterfront Landscape and Flood Mitigation Design Project
Community Meeting #3
February 6, 2014
Questions and Responses

What is the cost of the project? The estimated cost of the public improvements under the Waterfront Small Area Plan is \$51 million. Sources of anticipated revenue for the capital costs include increased real estate, transient lodging, sales, meals and BPOL taxes from the new private development. This stage of the design process will confirm the capital costs for the public improvements and the phasing plan for implementation. Part of the next stage of the design process, which will commence in FY 2015, will focus on maintenance costs for the approved design and it will identify opportunities for additional revenues to augment the tax proceeds for both capital and maintenance/operating costs. Also as part of the next stage, potential governance models will be explored.

Will there be Commercial Boater follow-up relative to the design of the Marina? Not clear where boats would be parked? Private boaters, where will they park? The City solicited and received important input from commercial and pleasure boat owners relative to the Marina throughout the planning process for the Waterfront Small Area Plan. That input was taken into account in the Plan's recommendation to convert the City Marina to a Commercial Marina with opportunities for tie-ups and pleasure boats elsewhere to avoid conflicts (page 60 of Chapter 3). As work continues on the Waterfront Plan design it will be done with further input from Commercial boaters and the Community at large to ensure a Marina that can maximize efficiency and sustainability in management, operations and use.

Who is paying for the Civic Building? The building will be a public facility owned by the City; its cost has been included in the cost estimates that would be paid for by Waterfront tax revenues, with anticipated assistance also coming through offsite developer contributions.

Can the Civic Building accommodate boat design? The design of the building will not occur as part of this phase of the landscape and flood mitigation project; however, the City is seeking in this phase to identify the square footage needs of possible uses for the building such as the ASF as well as civic and cultural amenities that are ancillary to the public park and open space that will be located adjacent to the building. Knowing the square footage needs will help the landscape architects to create the appropriate footprint size for the building.

Will the two pump stations be sufficient? Yes; URS Corporation is designing for flood protection to the elevation of 6.0 feet NAVD88, which has a return period of 10 years for flooding events; that elevation will also address the tidal flooding which occurs frequently at King and Union Streets and The Strand with water rising almost daily through the storm drains. Working with URS Corporation, the City finds this mitigation to be sufficient. It will entail a combination of a pedestrian walkway and landscape and building design elements, along with drainage improvements and the pumping stations in two locations. Redundancy is being

designed into the pump stations to ensure performance in the event of a pump failure or power outage.

What elevation is the ODBC Building? Elevation 4

Won't there be a problem with debris collection in the proposed inlet next to ODBC?

Unfortunately, debris in the water will continue to be a problem in general along the Waterfront. However, design techniques can be employed for the walkway and shoreline to help mitigate such issues as much as possible. Additionally, the City will identify options for daily operations, maintenance and management of the Waterfront recognizing that sustainability is a very important factor in the success of this project.

Address maintenance for the proposed ice rink. As currently envisioned, the ice rink will be a temporary structure to be managed by an experienced independent operator who would have responsibility for management, operations and maintenance. Public ownership, with private management, is also being considered.

Can something else be located where the Beachcombers building is? Can you demolish it and leave the area open? The Plan envisions a restaurant for this building to help enliven an expanded Point Lumley Park and to help draw people to this area of the Waterfront. In that regard, the City has an active Request for Proposals pending for restoration of the building for that use. The City would explore its options regarding the site in the event a decision is made to no longer pursue a restaurant.

Where will parking be located for activities? The Plan identified a number of nearby on-street and off street public parking facilities and it estimated that during peak evening hours, on Fridays, 721 of the spaces were available. Additionally, the Plan requires the three redevelopment sites in the Waterfront Small Area Planning area to provide parking on-site.

How will this bring employment to the Waterfront? Through the redevelopment of the Waterfront both temporary jobs related to construction and permanent jobs associated with retail, hotels, restaurants, and office uses are anticipated to be added to Alexandria's employment rolls.

How will you address slave trade and other real history? Acknowledge slave corridors and use traditional waterfront activities. Alexandria served as a key location for the slave trade and the City does acknowledge that part of its past albeit it is a sad part. Nevertheless, the City does believe it is important to celebrate the many contributions that African Americans have made in building, protecting and sustaining our City. Much of that effort occurred during the evolution of Alexandria's Waterfront from an international port to an industrial center to the urban center it has become today. As such the Plan is augmented by a Waterfront History Plan and a Waterfront Art Plan, with recommendations of both incorporated throughout the body of the Plan, celebrating the contributions of many, including African-Americans. At Community Meeting #4, The Olin Studio will present how the design will address many of those recommendations.